

120.0

0013

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

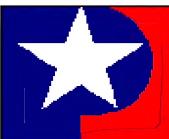
649,500 / 649,500

USE VALUE:

649,500 / 649,500

ASSESSED:

649,500 / 649,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		CHRISTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRANDT ELIZABETH	
Owner 2:	
Owner 3:	

Street 1: 7 CHRISTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: AYVAZIAN JEANETTE -

Owner 2: -

Street 1: 7 CHRISTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1581 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7700		Sq. Ft.	Site		0	70.	0.85	5									455,703						455,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7700.000	193,800		455,700	649,500		77767
							GIS Ref
							GIS Ref
							Insp Date
							09/27/18

Total Card	/	Total Parcel
649,500	/	649,500
649,500	/	649,500
649,500	/	649,500
649,500	/	649,500

USER DEFINED

Prior Id # 1:	77767
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	08:53:51
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	120.0-0013-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	193,800	0	7,700.	455,700	649,500		Year end	12/23/2021
2021	101	FV	186,800	0	7,700.	455,700	642,500		Year End Roll	12/10/2020
2020	101	FV	186,800	0	7,700.	455,700	642,500	642,500	Year End Roll	12/18/2019
2019	101	FV	172,700	0	7,700.	462,200	634,900	634,900	Year End Roll	1/3/2019
2018	101	FV	172,700	0	7,700.	345,000	517,700	517,700	Year End Roll	12/20/2017
2017	101	FV	172,700	0	7,700.	312,500	485,200	485,200	Year End Roll	1/3/2017
2016	101	FV	172,700	0	7,700.	299,500	472,200	472,200	Year End	1/4/2016
2015	101	FV	171,900	0	7,700.	253,900	425,800	425,800	Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT			PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
AYVAZIAN JEANET	68070-180		9/23/2016			536,000	No	No	Aram George Ayvazian d.o.d.6/18/2012 bk 68070								
	9265-290		1/1/1901	Family			No	No	N								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/27/2018		MEAS&NOTICE							9/27/2018		PH	Patrick H					
12/15/2008		Meas/Inspect							12/15/2008		163	PATRIOT					
5/6/2000		Inspected							5/6/2000		264	PATRIOT					
2/16/2000		Measured							2/16/2000		268	PATRIOT					
8/30/1993									8/30/1993		EK						

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 19 - Ranch	1	Rating: Average																								
Sty Ht: 1 - 1 Story		A Bath:	Rating:																							
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																							
Foundation: 1 - Concrete		A 3QBth:	Rating:																							
Frame: 1 - Wood		1/2 Bath:	Rating:																							
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																							
Sec Wall: 4 - Vinyl	20 %	OthrFix: 1	Rating: Average																							
Roof Struct: 1 - Gable		OTHER FEATURES																								
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																							
Color: BLUE		A Kits:	Rating:																							
View / Desir:		Frl: 1	Rating: Average																							
GENERAL INFORMATION				WSFlue: 1	Rating:																					
Grade: C - Average		CONDOS INFORMATION																								
Year Blt: 1958	Eff Yr Blt:	Location:																								
Alt LUC:	Alt %:	Total Units:																								
Jurisdct:	Fact: .	Floor:																								
Const Mod:		% Own:																								
Lump Sum Adj:		Name:																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Functional:				Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wal 1 - Drywall		Economic:		Special:				Interior:		1	6	3														
Sec Int Wall:	%	Override:						Additions:																		
Partition: T - Typical								Kitchen:																		
Prim Floors: 4 - Carpet		Total: 26.4 %						Baths:																		
Sec Floors:	%							Plumbing:																		
Bsmnt Flr: 4 - Carpet								Electric:																		
Subfloor:								Heating:																		
Bsmnt Gar:								General:																		
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 1 - Oil																										
Heat Type: 3 - Forced H/W																										
# Heat Sys: 1																										
% Heated: 100	% AC: 100																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled																									
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 120.0-0013-0009.0										IMAGE												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:	Total Special Features:										Total:														